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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Planning Commission

MEETING DATE October 13, 2005	CONTACT/PHONE Andrea Miller, 781-4171	APPLICANT Paul Page	FILE NO. AGP2004-00015
SUBJECT Proposal by Paul Page to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The project site is approximately 120 acres within the Agricultural land use category and is located at 855 Cuyama Highway one mile from the intersection of Route 166 and Route 33. This site is in the Shandon-Carrizo planning area.			
RECOMMENDED ACTION Recommend approval of this request to establish an agricultural preserve to the Board of Supervisors as follows: Preserve Designation: Cuyama Valley Agricultural Preserve No. 8 Minimum Parcel Size : 160 Acres Minimum Term of Contract: 20 Years			
ENVIRONMENTAL DETERMINATION Categorical Exemption (Class 17) ED04-557			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 096-441-039 and 040	SUPERVISOR DISTRICT(S) 5
PLANNING AREA STANDARDS: None Applicable		LAND USE ORDINANCE STANDARDS: Section 22.22.040C(2) – Minimum parcel size for new agricultural preserves	
EXISTING USES: Vacant, formerly used for dry farm crops			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/ Dry Farm <i>East:</i> Agriculture/ Dry Farm <i>South:</i> Agriculture/ Row Crops <i>West:</i> Agriculture/ Dry Farm			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Ag Commissioner			
TOPOGRAPHY: Relatively flat, 0% to 2% slope		VEGETATION: Native Grasses	
PROPOSED SERVICES: None required		ACCEPTANCE DATE: June 6, 2005	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER - SAN LUIS OBISPO, CALIFORNIA 93408 (805) 781-5600 FAX: (805) 781-1242			

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PROJECT REVIEW

Site and Area Characteristics

The closest agricultural preserve is adjacent to the south from the project site. The parcel is used for dry farming.

The following table shows the Natural Resources Conservation Service soils rating of the site:

Land Capability Class		Irrigated Crop Suitability	Rangeland Suitability	Dry Farm Suitability	Acres
If Irrigated	If Non-Irrigated				
II	III	Well-Suited	Well-Suited	Well-Suited	119
VII	N/A	-	Poor-Suited	Suited	1
				Total	120

Exhibit A shows the location, topography, and land use designations of the site and adjacent properties.

Compliance with the Agricultural Preserve Rules of Procedure

The property meets the current eligibility requirements for an agricultural preserve since it has more than 100 acres of Class III soils.

The appropriate minimum parcel size is 160 acres because of the predominantly Class III soils and dry farm capability of the site. The appropriate minimum term of contract is 20 years.

Agricultural Preserve Review Committee

The Review Committee meeting was held from 1:30 to 4:00 p.m. on June 27, 2005, at the U.C. Cooperative Extension auditorium in San Luis Obispo. The agenda included three requests to establish new agricultural preserves to enable applicants to enter into land conservation contracts, two requests to amend the boundaries of existing agricultural preserves and contracts to add land; two requests to rescind a contract and simultaneously enter into two new contracts to reflect the division of the property into two parcels, and a discussion of airstrips on contracted land.

Voting members of the Review Committee present were Don Warden (Agricultural Liason Committee), Irv McMillan (Environmental Organization Member), Wayne Jensen (Farm Advisor), Hugh Pitts (Farm Bureau), Ed Carson (Land Conservancy of San Luis Obispo County) arriving for item 8, Robert M. Sparling (Public-at-Large Member), Lynda Auchinachie (County Agricultural Commissioner's Office), County Assessor (Sara Sylwester), and Warren Hoag (County Planning and Building Department).

Absent from the meeting were representatives of the Farm Service Agency, Cattlemen's Association, Soil Science Member. The meeting was chaired by Warren Hoag. Staff reports were presented to the committee by Terry Wahler and Andrea Miller of the Planning and Building Department.

The applicant, Paul Page, was present for this item. Staff described the applicant's request and summarized the staff report including the current agricultural use and the suitability of the soils for the intended agricultural use. Paul Page indicated that there was no operating well at this time but a domestic well has been capped. Robert Sparling asks about water availability. Paul Page explains that a new agricultural well is planned that would be suitable for irrigation of 100 acres. Olive trees and row crops are planned for the future. APCR members and staff discussed the surrounding agricultural uses, briefly noting the irrigated crops in the area.

Following the discussion, Don Warden moved that the committee recommend approval of the request. This motion was seconded by Robert Sparling and approved by the Review committee 8 to 0.

RECOMMENDATIONS

Recommend approval of this request to establish an agricultural preserve to the Board of Supervisors as follows:

Preserve Designation:	Cuyama Valley Agricultural Preserve No. 8
Minimum Parcel Size:	160 Acres
Minimum Term of Contract:	20 Years

FINDINGS

- A. The proposed establishment of this agricultural preserve is consistent with the San Luis Obispo County General Plan, including the Land Use Element and the Agricultural and Open Space Element, and the county's Rules of Procedure to Implement the California Land Conservation Act of 1965.
- B. The proposed establishment of this agricultural preserve is appropriate and consistent with the character of the surrounding area.

Report prepared by Andrea Miller and Terry Wahler
and reviewed by Warren Hoag, Division Manager
Agricultural Preserve Program

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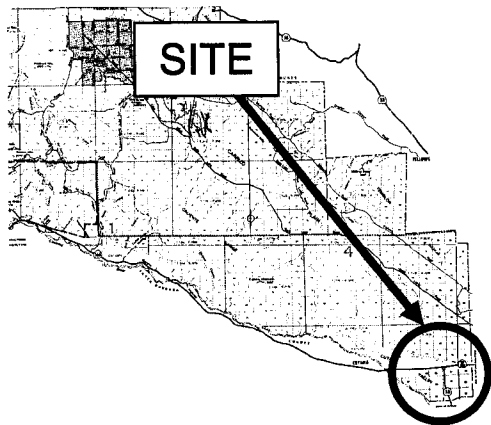
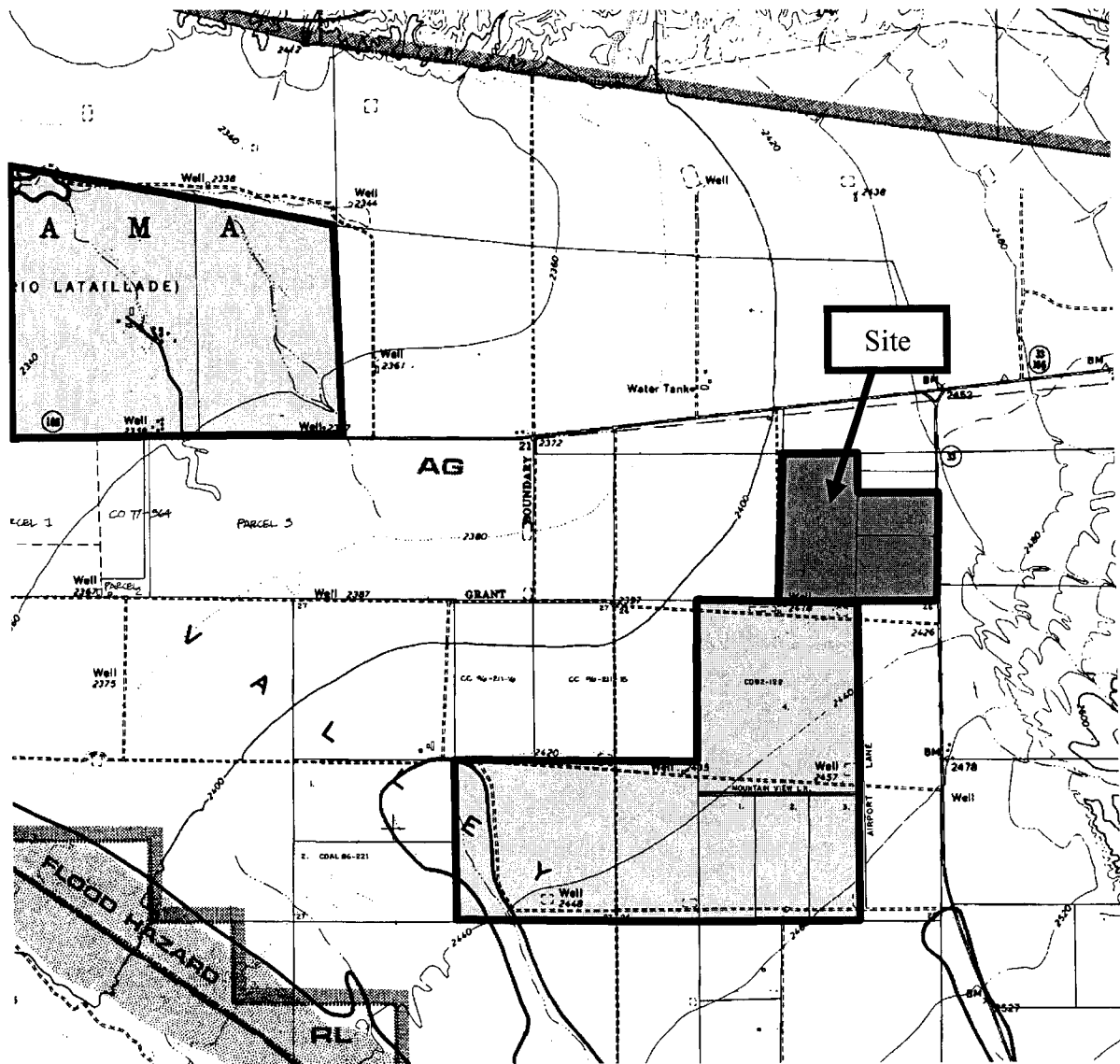


EXHIBIT A: Cuyama Valley Agricultural Preserve No. 8



Parcel Included: APN 096-441-039 and 040



Surrounding Land in Preserve and Contract

EXHIBIT A

Establishing an Agricultural Preserve

File No. AGP2004-00015 – Page

Minimum Parcel Size: 160 acres

Minimum Term of Each Contract: 20 Years

Resolution No.

Date: